

Catherine Dorau

From: Catherine Dorau
Sent: Thursday, January 30, 2020 12:01 PM
To: jason@jelbuild.com
Cc: Todd Dumais; Robert Gosselin
Subject: FW: 36 Ferncliff Drive - IWW # 1118 Wetland Regulated Activity
Attachments: DOC468.pdf

Importance: High

Jason,
Please note the attached Engineering Division comments dated January 6, 2020 that are outstanding. The Town of West Hartford Inlands Wetlands and Watercourses Regulations – Section 7.11 requires revised plans addressing staff comments “... be provided within five (5) days from the applicant’s receipt of the report or comments requesting same, but in no case shall any such responsive information be provided less than five (5) business days prior to the day scheduled for hearing upon the application by the Agency.” Our office has not received any plan revisions or correspondence from the applicant since January 23, 2020.

Given the above plan submission requirements, below are three courses of action available to you:

1. Move forward as is. If this course of action is pursued, based on IWW past precedent, there is a good probability the IWWA would consider denial of the current application based on the limited time available for review and the outstanding Town staff comments and the noted concerns of the IWWA last month.
2. Withdraw and resubmit. You can withdraw the application and reapply for the next regularly scheduled IWWA meeting on March 2nd. Thereby allowing time to address staff comments and the concerns of the abutter and maximizing all statutory review, hearing and approval timeframes.
3. Request an extension of time. You can request an extension of time pursuant to C.G.S. Section 8-7(d) to keep the public hearing open for a 30 day period – allowing time to address staff and abutter concerns.

Please advise how you wish to proceed.

Regards,



Catherine Dorau

Associate Planner

Department of Community Development • Planning & Zoning Division

50 South Main Street | Room 214 | West Hartford CT 06107 | t 860.561.7554

Town of West Hartford | www.westhartfordct.gov

From: Jason Levesque <Jason@jelbuild.com>
Sent: Thursday, January 23, 2020 8:22 PM
To: Catherine Dorau <cdorau@WestHartfordCT.gov>
Cc: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Robert Gosselin <Robert.Gosselin@WestHartfordCT.gov>; Joe Green <joe@rga-ct.com>
Subject: [EXTERNAL SENDER] Re: 36 Ferncliff Drive - IWW # 1118 Wetland Regulated Activity

Catherine,

I have cc'd Joe Green of Green Associates, who is engineering the site. We are of course doing our best to get this completed, including but not limited to additional testing that was conducted on site. However due to the fact the abutter has not been working with me in a speedy manner we will not be able to provide everything. Joe Green can provide more incite, but primarily we are waiting on further communication with 30 Ferncliff in order to finalize the size of the house and location. I am hopeful to achieve this when we meet.

If they continue their lack of communication I will certainly modify my plan in order to work outside the existing easement they have.

Ultimately I am asking for a little time to make this work with all concerned.

Best,
Jason Levesque

Jason E Levesque Construction LLC
Simsbury, Connecticut
860-724-6925
JELBUILD.COM

From: Catherine Dorau <cdorau@WestHartfordCT.gov>
Sent: Wednesday, January 22, 2020 11:04 AM
To: Jason Levesque <Jason@jelbuild.com>
Cc: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Robert Gosselin <Robert.Gosselin@WestHartfordCT.gov>
Subject: 36 Ferncliff Drive - IWW # 1118 Wetland Regulated Activity

Jason,
Most of Mr. Guarino's comments (10 out of the 12) do not appear to be hinged on comments regarding the abutter. Therefore, revised plans and written responses to his comments should be submitted in order to provide ample time for staff review. These revisions/responses should be submitted no later than Friday, January 24th. It would be helpful to have a written summary of the abutter's meeting next week to include with your application information.

Attached is map #8116 filed in the Town of West Hartford land records that shows the bearings and distances of the easement which should be on the plan per Mr. Guarino's # 4 comment on January 6th.

Regarding the silt fence, please see the highlighted emails below giving the Agency's comments from the 1.6.20 meeting. The comments were based on a site visit – it is unclear if you've performed a site visit, but if not, I'd suggest you do. Erosion and Sedimentations controls should be installed according to the 2002 Connecticut Soil Erosion and Sediment Controls, as amended. Confirmation (photos useful) of the properly installed erosion and sedimentation should be documented and submitted to include with your application information.
Regards,



Catherine Dorau
Associate Planner
Department of Community Development • Planning & Zoning Division
50 South Main Street | Room 214 | West Hartford CT 06107 | t 860.561.7554

West Hartford | www.westhartfordct.gov

Town of

From: Jason Levesque <Jason@jelbuild.com>
Sent: Wednesday, January 22, 2020 7:48 AM
To: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; 'jason levesque' <jason.e.levesque@gmail.com>
Cc: Catherine Dorau <cdorau@WestHartfordCT.gov>; Robert Gosselin <Robert.Gosselin@WestHartfordCT.gov>
Subject: Re: [EXTERNAL SENDER] Re: 36 Ferncliff Drive - IWW # 1118 Wetland Regulated Activity

Staff,

The Jones' have finally opened up dialogue with me, I received an email on Monday (20th) evening. We are set to meet next week.

As for the engineering notes, we addressed the concerns that were given on the afternoon of the first meeting. However a couple items remain to be addressed that hinge on my discussion with 30 Ferncliff.

In regards to the silt fence. It will be remedied this week. If there is something that is not installed correctly that you know of, could you possibly share? As far as I know it was dug down and filled against the silt fabric. It would be extremely helpful to understand what you may have saw and make sure it is remedied.

Thank you.

Best,
Jason Levesque

Jason E Levesque Construction LLC
Simsbury, Connecticut
860-724-6925
JELBUILD.COM

From: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>
Sent: Friday, January 17, 2020 4:11 PM
To: 'jason levesque' <jason.e.levesque@gmail.com>
Cc: Catherine Dorau <cdorau@WestHartfordCT.gov>; Jason Levesque <Jason@jelbuild.com>; Robert Gosselin <Robert.Gosselin@WestHartfordCT.gov>
Subject: RE: [EXTERNAL SENDER] Re: 36 Ferncliff Drive - IWW # 1118 Wetland Regulated Activity

Jason,

To be clear; the black silt fence (the soil and erosion control fencing) that was installed around the disturbed site is not installed correctly and needs to be repaired.



Town Planner
Town of West Hartford
Department of Community Development • Planning & Zoning Division
50 South Main Street | Room 214 | West Hartford CT 06107 | t 860.561.7556
www.westhartfordct.gov | todd.dumais@westhartfordct.gov

Todd Dumais

From: jason levesque [<mailto:jason.e.levesque@gmail.com>]
Sent: Friday, January 17, 2020 4:02 PM
To: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>
Cc: Catherine Dorau <cdorau@WestHartfordCT.gov>; Jason Levesque <Jason@jelbuild.com>; Robert Gosselin <Robert.Gosselin@WestHartfordCT.gov>
Subject: Re: [EXTERNAL SENDER] Re: 36 Ferncliff Drive - IWW # 1118 Wetland Regulated Activity

Todd,

I apologize, last I checked there was no runoff going anywhere else. Will address this right away.

On Fri, Jan 17, 2020, 3:39 PM Todd Dumais <Todd.Dumais@westhartfordct.gov> wrote:

Jason,

Independent of the plans, the existing soil and erosion controls on the site are not functioning and need to be repaired asap. This was observed and noted by members of the IWWA.



Todd Dumais
Town Planner
Town of West Hartford
Department of Community Development • Planning & Zoning Division
50 South Main Street | Room 214 | West Hartford CT 06107 | t 860.561.7556
www.westhartfordct.gov | todd.dumais@westhartfordct.gov

From: jason levesque [<mailto:jason.e.levesque@gmail.com>]
Sent: Friday, January 17, 2020 3:38 PM
To: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>
Cc: Catherine Dorau <cdorau@WestHartfordCT.gov>; Jason Levesque <Jason@jelbuild.com>; Robert Gosselin <Robert.Gosselin@WestHartfordCT.gov>
Subject: [EXTERNAL SENDER] Re: 36 Ferncliff Drive - IWW # 1118 Wetland Regulated Activity

Hi Todd,

We are working on the plans and will have them for you no later than the 21st.

As of now 30 Ferncliff is not returning any of my messages.

Thank you,
Jason Levesque

On Fri, Jan 17, 2020, 2:37 PM Todd Dumais <Todd.Dumais@westhartfordct.gov> wrote:

Jason,

Can you please update me on the status of the Soil & Erosion Controls on your site?

Todd Dumais

Town Planner

Town of West Hartford

Department of Community Development • Planning & Zoning Division

50 South Main Street | Room 214 | West Hartford CT 06107 | t 860.561.7556

www.westhartfordct.gov | todd.dumais@westhartfordct.gov

From: Catherine Dorau

Sent: Tuesday, January 14, 2020 11:07 AM

To: jason@jelbuild.com

Cc: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Robert Gosselin

<Robert.Gosselin@WestHartfordCT.gov>

Subject: 36 Ferncliff Drive - IWW # 1118 Wetland Regulated Activity

Good Morning Mr. Levesque,

I'm following up regarding the attached two correspondence regarding the subject application.

The first attachment is dated 1.6.20 from Charles R. Guarino, Civil Engineer II regarding comments on the plan dated 11.22.19 and a revised plan should be submitted. The Planning Division notes the building line should read 75 feet. Also, it was cited at the January IWWA meeting that some of the silt fencing at the property is in disrepair and should be installed according to the 2002 Connecticut Guidelines for Soil Erosion and Sedimentation Control and that additional fencing should be installed around an area of accumulated stumps. The silt fence maintenance should be addressed immediately. Additionally noted, was the 'House Construction Schedule', as currently shown on the plan, should be updated to coincide with the current conditions of the site.

Please submit written responses to Mr. Guarino's comments and revised plans (electronic, two 24x36 paper plans, and one - 11 x 17 paper plan) addressing staff comments no later than **January 21st**.

The second attachment is from Attorney Mary Anne A. Charron, representing the abutter at 30 Ferncliff Drive (Jones). Please respond to this correspondence no later than **January 21st** and provide a status of the neighbor outreach efforts.

If you have any questions on any of the above, please don't hesitate to contact me.

Best Regards,

Catherine Dorau

Associate Planner

Department of Community Development • Planning & Zoning Division

50 South Main Street | Room 214 | West Hartford CT 06107 | t 860.561.7554

Town of West Hartford | www.westhartfordct.gov

From: Catherine Dorau

Sent: Monday, January 6, 2020 2:58 PM

To: jason@jelbuild.com

Cc: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Robert Gosselin

<Robert.Gosselin@WestHartfordCT.gov>

Subject: 36 Ferncliff Drive - IWW # 1118 Wetland Regulated Activity

Jason,

Please see the attached Engineering Division comments and correspondence received from Attorney Mary Anne A. Charron representing Mr. & Mrs. Jones of 30 Ferncliff Drive.

Best Regards,

Catherine Dorau

Associate Planner

Department of Community Development ▪ Planning & Zoning Division

50 South Main Street | Room 214 | West Hartford CT 06107 | t 860.561.7554

Town of West Hartford | www.westhartfordct.gov

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you have verified the sender and know the content is safe.

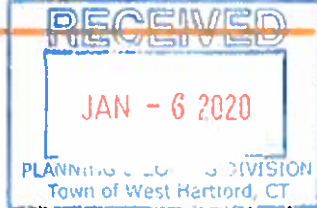
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you have verified the sender and know the content is safe.



*LATE ITEM #7
IWW - Jan. 6, 2020*

*H-6-19 C: Jason Levesque
T. Dumais, R. Gosselin*

Town of West Hartford - Department of Community Development
Engineering Division
50 South Main Street, Room 204, West Hartford, CT 06107
P: (860) 561-7540 F: (860) 561-7551 www.westhartfordct.gov



January 6, 2020

TO: Catherine Dorau, Associate Planner

FROM: Charles R. Guarino, Civil Engineer II *CRG*

SUBJECT: 36 Ferncliff Drive

Based on my review of the plans titled "Zoning Location Survey Plot Plan for House Assessors Lot 36 Own by Levesque Properties, LLC 36 Ferncliff Drive West Hartford, Connecticut Scale: 1"=20' November 21, 2019 Rev. November 22, 2019", I offer the following comments with regard to grading, drainage and erosion controls:

1. The applicant must provide a storm water management plan that shows no increase in the rate of storm water runoff for the 2 year thru the 100 year storms.
2. The plans must show the existing water main and storm sewer in Ferncliff Drive. The storm sewer pipe sizes and inverts need to be labeled.
3. If cultec recharger chambers are used the applicant must provide onsite soil testing data to show the system will function properly. The applicant has the option to apply for a permit to outlet an underground detention system to the Town's storm sewer.
4. The easement in favor of 30 Ferncliff Drive must have the bearings and distances labeled.
5. I recommend the footing drain should outlet into the underground detention chambers.
6. Please include location map.
7. Show electric service on the plan.
8. Label basement window sill elevations.
9. If a basement access hatch is proposed it needs to be shown and the hatch elevations must be labeled.
10. The maintenance requirements for any underground detention basin must be included on the plans.
11. Regrading is proposed within 30 Ferncliff's easement; does the easement agreement allow regrading?
12. Please label proposed spot elevations at the corners of the proposed house.

CRG:sr

C: Duane J. Martin, P.E., Town Engineer

